

**14 Kitchener Parade, The Hill, NSW, 2300**

**Street Property.**

**House For Sale**

Wednesday, 11 December 2024

14 Kitchener Parade, The Hill, NSW, 2300

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **A bespoke inner city masterpiece of light, space and views**

Perfectly balancing luxury finishes with a brilliant inner-city address, this brand-new home is nothing short of spectacular. By day, the views stretch across the city to the harbour, and by night, they sparkle like a dream. Architect designed and built without compromise, this 4-bedroom, 2.5-bathroom home is a true showstopper. Beautifully light-filled, it offers space, style, and two separate living areas tailored for modern family life.

Step inside, and you'll feel the space and openness immediately. The soaring raked ceiling enhances the light-filled open-plan living space, while stacker doors lead to alfresco balconies on both levels, perfectly framing those views.

Every detail in this home speaks to quality and style. From the imported stone tiles by Earp Brothers and Miele appliances to the Havwoods engineered timber flooring and rooftop solar panels, the finishes are nothing short of exceptional. Thoughtful touches like custom joinery elevate the design, think a window seat for your morning coffee, a bespoke cocktail bar, and a kitchen with a butler's pantry that's as functional as it is stunning. The master bedroom is a standout, featuring a massive dressing room that feels more like a boutique showroom.

Just moments from Darby Street, King Edward Park, stunning beaches, and the Bogey Hole, this home offers a rare balance of seclusion and convenience. Surrounded by the soothing sounds of birdsong, this walk everywhere location places Newcastle's finest attractions right at your fingertips.

- Electric gated entry into two Torrens title homes
- Oversized 7m deep auto garage
- Home theatre on ground floor opens to side courtyard, fenced yard at front for pets
- Wine cellar, mud room, powder room, double glazed windows
- Smart wired for electric blinds and zoned ducted a/c
- Twin shower, twin vanity master ensuite
- Newcastle East Public School 700m, Newcastle Grammar 1km

Please note the below figures are estimates only.

Council Rates: \$2,000 per annum

Water Rates: \$900 + Usage per annum

### **DISCLAIMER**

We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits.